

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2010
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	14
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,034.67
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	407.84	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	028-260-996

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Stone	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Morgan Crossing - ARC

**Services Connected:** Community,Electricity,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 72, PLAN BCS3870, SECTION 23, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Elevator,Guest Suite,In Suite Laundry,Storage

**Site Influences:**

**Features:**

**Bylaw Restrict:** Rentals Allowed

**Listing Broker(s):** Oneflatfee.ca, Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Laundry	8'2 x 4'0			
Main	Kitchen	9'0 x 8'8			
Main	Dining Room	10'5 x 7'5			
Main	Family Room	10'8 x 10'6			
Main	Den	6'9 x 7'0			
Main	Primary Bedroom	15'8 x 9'7			

<b>Finished Floor (Main):</b>	773 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	773 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	773 sqft	<b>Beds In Bsmt:</b>	0 / 1			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to ARC at Morgan Crossing! With shopping, restaurants and groceries only steps away, this unit is centrally located for ease and convenience. This spacious 1 bed and den unit features an open and functional floor plan. With plenty of seating including a breakfast bar at your kitchen island, separate dining area and a cozy family room with a fireplace - entertain with confidence. Enjoy your coffee on your balcony or get one made just steps from the main door. Building amenities include a Community Roof Deck Garden and BBQ area. Book your appointment today, this is a location you don't want to miss!